

PLANNING AND ZONING COMMISSION STAFF REPORT

PROJECT: Alder Point Retail - Site Plan, Preliminary Plat, and Final Plat **PREPARED BY:** Elizabeth Cramblet – Planner

REPORT DATE: April 16, 2025

MEETING DATE: April 22, 2025

GENERAL INFORMATION

Owner: Boysen Properties, LLC

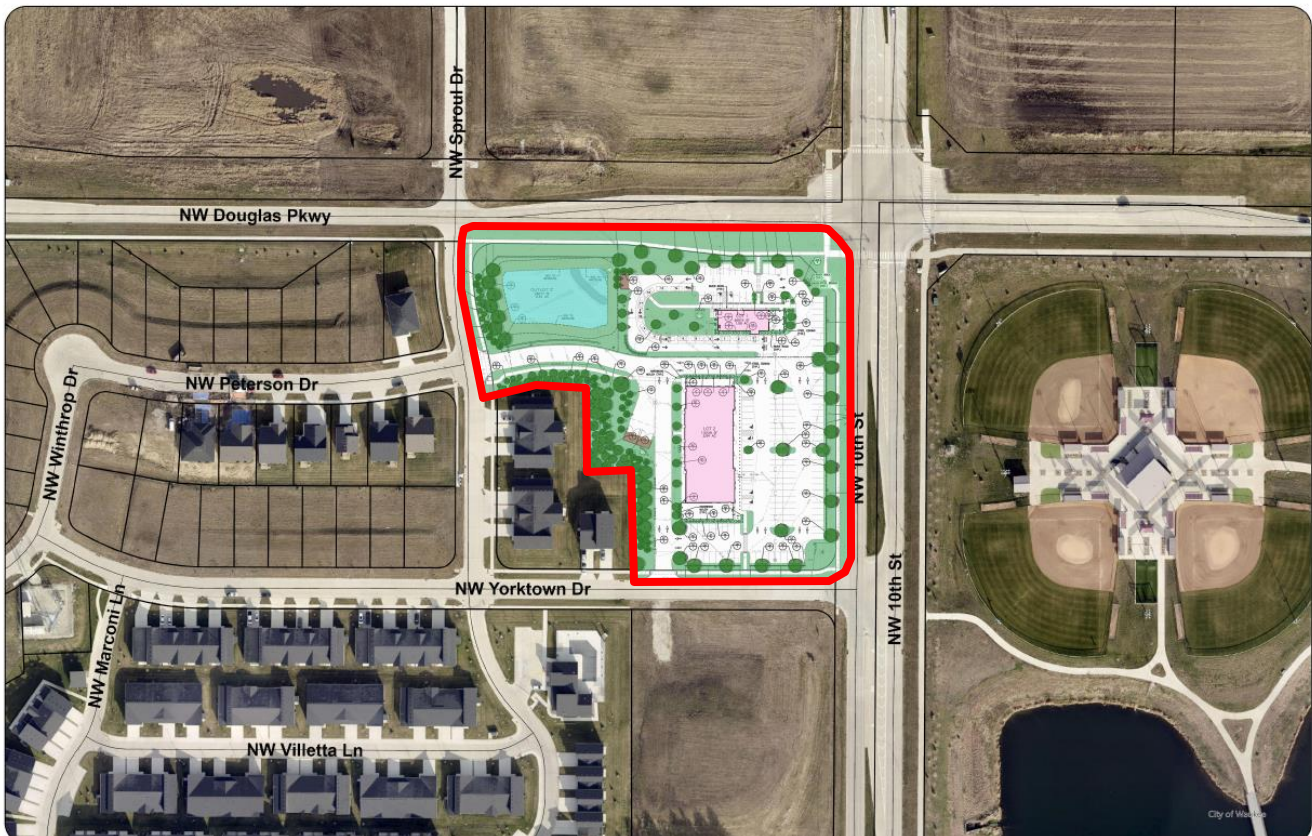
Applicant: Alder Partners LLC

Owner's Representative: Kris Bower, Civil Design Advantage

Request: The applicant is requesting approval of a site plan for a commercial development

Location and Size: Property is located in the southwest corner where NW Douglas Parkway and NW 10th Street intersect containing approximately 4.37 acres.

AREA MAP



ABOVE: Aerial of subject property (outlined in **RED**) in relation to the surrounding area.

LAND USES AND ZONING

Location	Existing Land Use	Comprehensive Plan	Current Zoning
Property in Question	Vacant – Undeveloped	Single-Family Residential, Medium Density Residential, Open Space	C-1A (Neighborhood Commercial District), R-4 (Row Dwelling & Townhome Dwelling District), (Planned Development District)
North	Vacant – Restaurant under construction	Single-Family Residential, Open Space	A-1 (Agricultural District)
South	Multi-tenant retail building	Medium Density Residential, Open Space	C-1A (Neighborhood Commercial District), R-4 (Row Dwelling & Townhome Dwelling District), (Planned Development District)
East	Vacant – Undeveloped	Institutional, Open Space	A-1 (Agricultural District)
West	Large Retail building	Single-Family Residential, Medium Density Residential, Open Space	R-2 (One and Two-Family Residential District), (Planned Development District)

BACKGROUND

The subject property is located on the southwest corner where NW Douglas Parkway and NW 10th Street intersect, containing approximately 4.37 acres.

PROJECT DESCRIPTION

The preliminary plat identifies two lots for commercial development and one outlot for a detention pond. The preliminary plat also shows an extension of a private street into the site as one of the access points and utility extensions. The proposed project includes a preliminary and final plat to divide the parcel into 2 lots and one outlot. The applicant proposes to construct one building on each lot (Lot 1 and Lot2) and construct a detention pond in Outlot ‘Z’. On Lot 1, the applicant is proposing a single story building approximately 2,500 square feet in area and 29 feet in height. The building will consist of black brick, fiber cement and storefront glazing. The building is situated in the center of the lot with parking on the north and east side of the building. There is a drive-thru lane and window for the coffee shop that will circle the building in a counter-clockwise direction.

The site plan shows a private drive (NW Peterson Drive) south of the outlot providing access to Lot 1 and Lot 2, with a proposed 26-foot ingress/egress easement. The building on Lot 1 will include an outdoor patio space along the east side of the building. A trash enclosure is proposed in the northwest corner of Lot 1 and will consist of materials to match the main building. A monument sign for Lot 1 is proposed at the northeast corner of the site by the intersection of NW Douglas Parkway and NW 10th Street.

On Lot 2 the applicant is proposing a single story building approximately 12,120 square feet and 24 feet in height. The restaurant space will have 5,928 square feet and the retail space will have 6,192 square feet in area. The building will consist of black brick, fiber cement and glass with glazing. Parking will be available along the east and south side of the building. The building on Lot 2 will include outdoor patio spaces along both the north and south sides of the building. The site plan shows the potential for a future drive-thru lane for the restaurant on Lot 2. As indicated on the site plan, this proposal will require separate site plan approval from

the Community Development Department. A trash enclosure is located behind the building on the west side with materials to match the primary building. Access to this building may also come from the private drive to the north of the building. A monument sign is proposed at the southeast corner of NW 10th Street and NW Yorktown Drive.

The site plan shows a detention basin on Outlot 'Z' located west of Lot 1 in the northwest corner of the overall site.

ACCESS AND PARKING

Two accesses will be provided into the overall site at this time. One access is off the private road that extends from NW Peterson Drive, located at the west side of the site off of NW Sproul Drive. The second access is off the public road that runs along the south side of the site (NW Yorktown Drive).

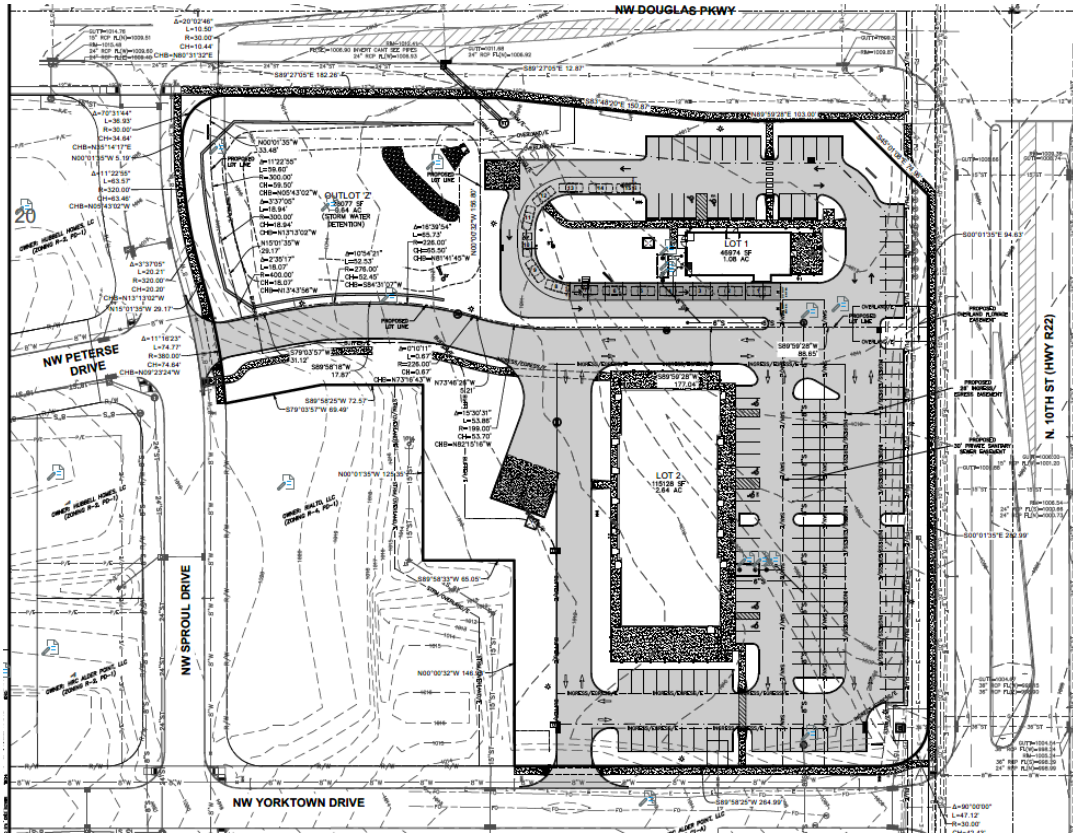
A total of 25 parking spaces are required for Lot 1 plus 3 queuing spaces for the drive-thru lane with a total of 28 spaces. The site plan shows 32 parking spaces, 15 queuing spaces for the drive-thru lane, and 2 accessible spaces for a total of 49 spaces. A total of 89 parking spaces are required for the restaurant space on Lot 2 and 25 spaces are required for the retail space for a total of 114 parking spaces required for Lot 2. The site plan shows the 114 required spaces being provided, including 5 accessible spaces.

SIDEWALKS

Pedestrian access will be provided into the overall site from the existing and proposed sidewalks. A five-foot-wide sidewalk will be extended along NW Douglas Parkway along the north side of Lot 1 and continue along the west side of NW 10th Street along the east side of the site to the corner of NW 10th Street and NW Yorktown Drive where it will continue along the south side of the site. An additional five-foot wide sidewalk extends east along the south side of NW Peterson Drive until it ends at the patio on the north side of the building on Lot 2.

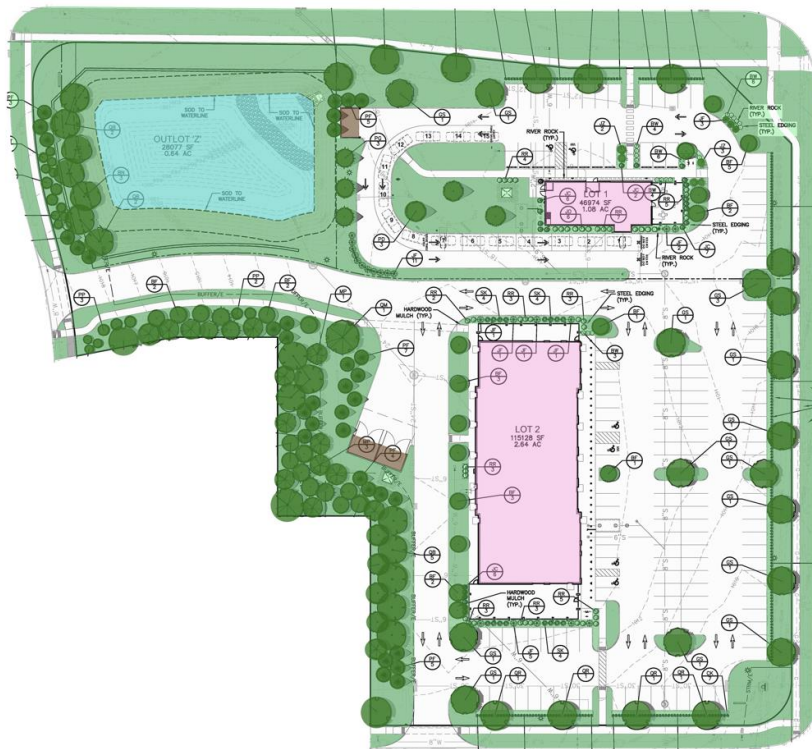
UTILITIES

Public utilities are provided to the site. The sanitary sewer will run from a public main that lies south of the site and will be privately owned and maintained. Water will run from a public main that lies north and south of the site and will be privately owned and maintained. Storm water detention will be provided in a pond located at the northwest corner of the site. The pond will be privately owned and maintained.



LANDSCAPING & OPEN SPACE

A minimum of 20% of the project area is required to be open space. The total amount of open space proposed is 41%. Plantings are being provided throughout the site in compliance with the Landscape & Open Space Ordinance.



ELEVATIONS

The elevations of the single-story buildings are proposed to be constructed of black brick and fiber cement siding as well as storefront glazing. The trash enclosures are proposed to be constructed of black brick to match the buildings. Elevations of the proposed buildings have been provided for review.

Lot 1



Lot 2



LIGHTING PLAN

A photometric plan for the site lighting has been submitted and complies with the requirements of the Site Plan

Ordinance. A sign package has not been evaluated at this time and will be reviewed as a separate application. A photometric plan will be required with the sign package.

EASEMENTS

All proposed easements have been indicated on the site plan, preliminary plat, and final plat. Private utility easements are provided across the site. Public ingress/egress easements are provided for access to the site at two locations.

PARKLAND DEDICATION

There are no parkland dedication requirements associated with this phase of the development as there is no residential proposed at this site.

COMPREHENSIVE PLAN

The land uses shown within the Comprehensive Plan for the subject property are Single-Family Residential, Medium Density Residential, and Open Space. The comprehensive plan allows for flexibility of land uses. The proposed land uses are allowed per the zoning of the property. The proposed uses will provide goods and services for the residents in this area.

STAFF RECOMMENDATION

The proposed preliminary plat, final plat and site plan are in general conformance with the Zoning Ordinance, Subdivision Ordinance, Site Plan Ordinance, and Comprehensive Plan. Staff recommends approval subject to any remaining staff comments and review of legal documents.